

Church Lane, Skegness, PE25

£220,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

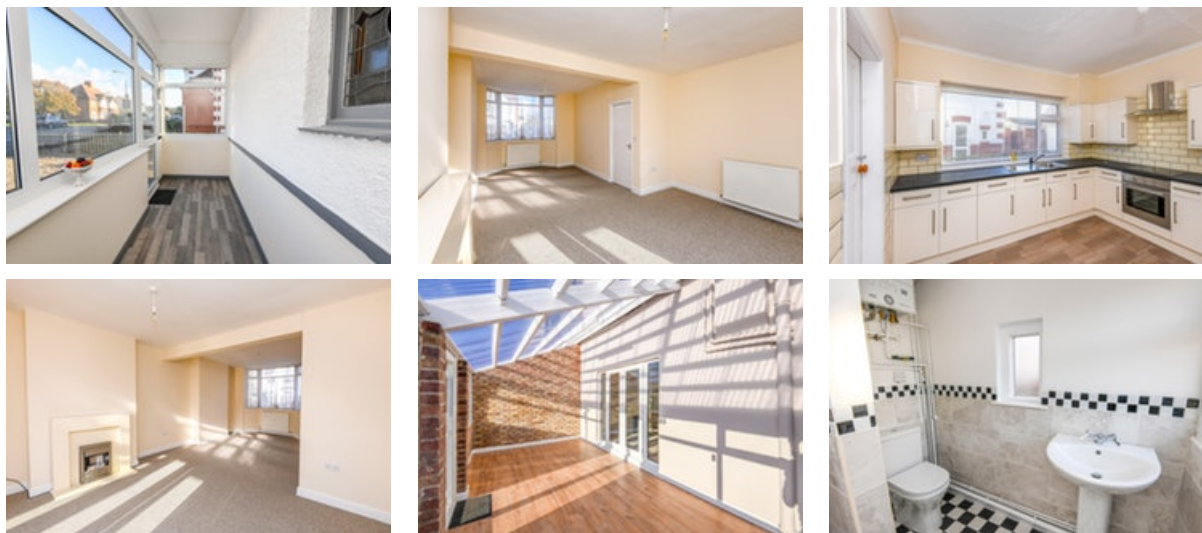
We are delighted to present this fully renovated three bed detached house located in Skegness. The property offers an ideal family home with ample living space. The property comprises of: Three bedrooms, a family bathroom with bath, large living room, spacious modern ki

Key features:

- Single Garage
- Private Driveway
- Close to schools
- Fireplace
- Conservatory
- Close to Amenities
- Detached

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band C (£1489.44 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



We are delighted to present this fully renovated three bed detached house located in Skegness. The property offers an ideal family home with ample living space. The property comprises of: Three bedrooms, a family bathroom with bath, large living room, spacious modern kitchen, downstairs toilet and ample storage.

To the outside is an enclosed garden, patio area, a private driveway with single detached garage plus additional parking. Close to local amenities, bus routes, schools catchment area, nearby local park and Skegness Beach.

Ideal Family Home, viewing highly recommended.

Entrance Hall/ Front Porch

Entering the property through to the generous sized Entrance Hall with storage.

Downstairs Toilet

Located off the Conservatory is a toilet, wash basin and boiler.

Living Room 7.63m x 4.26m (25'0" x 14'0")

Well presented Living Room with power points, TV point, single radiator, fireplace, bay window to the front.

Patio doors leading to the Conservatory

Kitchen 3.49m x 3.45m (11'5" x 11'4")

Spacious modern Kitchen with plenty of base and wall units, built in oven/grill and electric hob, extractor, integrated fridge, laminate worktops with sink and drainage, power points, double glazed window and internal

door leading to the conservatory. Larder room just off the kitchen for additional appliances and storage.

Master Bedroom 4.01m x 3.25m (13'2" x 10'8")

Master Double Bedroom with a bay double glazed window, single radiator and power points.

Family Bathroom 2.50 x 1.71m (8'2" x 5'7")

Modern Family Bathroom with bath and tap attachment shower, wash basin, toilet and double glazed frosted window. Modern ceramic tiles and wall mirror with lighting.

Bedroom Two 3.71m x 3.49m (12'2" x 11'5")

Double Bedroom, double glazed window, power points and single radiator.

Bedroom Three 3.48m x 2.31m (11'5" x 7'7")

Single Bedroom with built in storage, double glazed window, power points and single radiator.

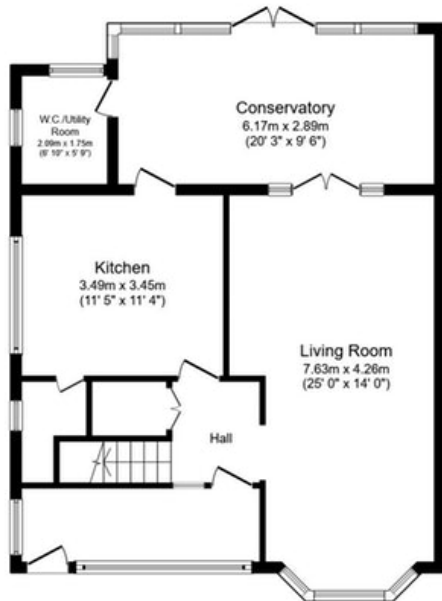
Conservatory 6.17m x 2.89m (20'3" x 9'6")

With access from both the kitchen and lounge, the rear of the property hosts an airy and bright conservatory overlooking the garden.

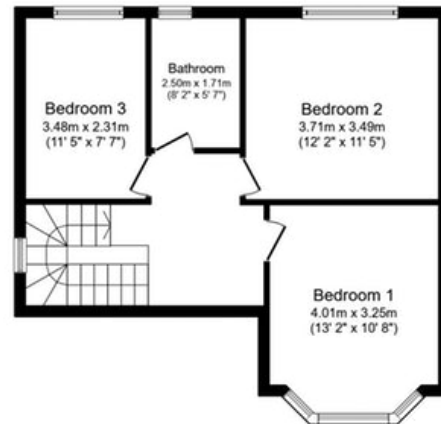
Outside

Enclosed garden, patio area and a private driveway to the front of the property with a single detached garage.

Floor plan:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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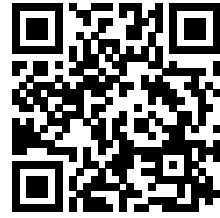
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	79
(55 to 68) D	
(39 to 54) E	52
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	74
(55 to 68) D	
(39 to 54) E	44
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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